

Minutes of the **PLANNING COMMITTEE** meeting held on 13th October 2014 at 7.15pm following the Public Session in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. P. Hirons (Chairman)
 Cllr. A. Mahi
 Cllr. M. Smith
 Cllr. Mrs. C. Strain-Clark (Vice Chairman)
 Cllr. R. Stuchbury
 Cllr. M. Try
 Cllr. W. Whyte

Also present: Mr. I. Orton (co-opted member)

For the Town Clerk: Mrs. K. McElligott

Members stood for a minute in silence for the recently deceased former Mayor Councillor John Roberts. Cllr. Isham noted that Mr. Roberts had been the last Mayor of the Borough.

407/14 Apologies for absence

Apologies were received and accepted from Cllr. J. Harvey.

408/14 Declarations of interest

There were no declarations of interest at this point.

409/14 Minutes

The minutes of the Planning Committee Meeting held on on Monday 15th September 2014 ratified at the Full Council meeting held on 6th October 2014 were received and accepted. There were no matters arising.

Proposed by Cllr. Hirons, seconded by Cllr. Isham, and **AGREED** that the first application be taken next, for the convenience of the members of the public present.

410/14 Planning Application

14/02432/APP

OPPOSE AND ATTEND

7 Gawcott Fields

Single storey and two storey rear extension

Members felt that the small changes to the previous (withdrawn) application still left an overbearing extension too close to the boundary and with a window overlooking the neighbour's property, entailing loss of amenity.

The members of the public left the Chamber.

Members **AGREED** unanimously to resume agenda order.

411/14 Action Reports

Members agreed that 283.2.1 could now be deleted from the list, but that the unanswered March letters to Cllr. Neil Blake (829.2 & 832) should form the basis of a News Release to Mix 96 and 3 Counties Radio.

(545.3) Cllr. Strain-Clark reported that HGVs were still finding their way to Church Street; Cllr. Whyte assured her that the new signs would be installed soon.

ACTION PLANNING CLERK

412/14 Planning Applications

The following application had been discussed earlier in the meeting (410/14)

14/02432/APP

14/02531/APP

NO OBJECTIONS

Swan Pool and Leisure Centre, London Road

Double height extension incorporating new entrance lobby, single storey front extension and single storey rear extension

Members supported the renovations, but pointed out that there was no indication of the hard landscaping changes associated with the relocation of the main door, provision of cycle and motorcycle parking, and whether the existing car park was adequate to the presumed increased use of the building.

Comment was also made that the toilet provision on the viewing level had been reduced from 8 (3 male, 3 female, 1 disabled plus one by the front door) to 2 accessible cubicles, and that this may not be enough for a café environment.

14/02550/ALB

NO OBJECTIONS

Cross Keys House, 21 West Street

Replace shop windows with tripartite timber sash windows.

14/02685/APP

OPPOSE AND ATTEND

Former Railway Station Site, Station Road [*land behind Station Terrace*]

Erection of 6 dwellings (Amended scheme following approval of 14/00402/APP)

Having always considered that 6 dwellings was overdevelopment of the site,

Members agreed that further extension of the accommodation was inappropriate and would have a detrimental effect both on Railway Walk and Station Terrace.

Concern was also expressed about the drainage of the site; apart from the greater area to be covered by hard landscaping and thus a greater need for attenuation of rainwater run-off, the springs in the land, which currently drain into the University land and thence to Station Road could well be interfered with by the building foundations and cause difficulties for existing residents. Connecting with Station Terrace's sewers – which drain via the railway land – could well overload an elderly system not intended to take the amount of water used by 6 large modern houses.

The depth of cutting into the sloping land will reach layers undisturbed by the railway use, and Members asked for an archaeological investigation before building work started.

14/02715/AAD

CONDITIONAL SUPPORT

National Westminster Bank plc., 2 Market Hill

Replacement illuminated fascia and projecting signs and ancillary signage

Members felt that the fascia board was too long, too bright and over-lit for the Conservation Area. The undercroft proposal was acceptable, though some thought that a floor-to-ceiling purple panel for the ATM was excessive. Members would be minded to reconsider their response if the fascia was reduced in width and the lighting reduced.

14/02734/APP

NO OBJECTIONS

12 Portfield Close

First floor side extension and new pitched roof to side and front and single storey rear extension (amendment to planning permission 14/01238/APP)

Members noted the comprehensive fire precautions proposed and asked that HMO Licensing be alerted.

14/02753/APP

10 Gawcott Fields

Creation of first floor side facing dormer to form a new first floor family bathroom, utilising existing restricted head height loft space

NO OBJECTIONS

Cllr. Whyte wished it minuted that he was the appointed BCC representative on the University Council.

The following two applications were considered together:

Life Sciences Laboratory, Hunter Street

14/02759/APP

Installation of new entrance doors and ATM

NO OBJECTIONS

14/02760/AAD

Two illuminated fascia signs and ATM with illuminated panel

OPPOSE

The Clerk advised Members that a further application for change of use of the building into a bank had been received too late for this agenda.

Members felt that the signs were too bright and did not need to be illuminated. At the previous location of Santander, in West Street, the company had been prevailed on to use a white background with red lettering for their sign and Members felt this would be more suitable for an area of town with so many Listed Buildings.

14/02770/ALB

32 Nelson Street

Removal and replacement of existing single glazing panes with double glazed units

NO OBJECTIONS

14/02774/APP

8 Portfield Close

First floor side extension

NO OBJECTIONS

14/02790/AAD

Post Office Counters Ltd., Market Hill

Non illuminated ATM surround

NO OBJECTIONS

14/02812/APP

1 Villiers Close

Single storey rear extension

NO OBJECTIONS

14/02859/APP

31 Willow Drive

Two storey rear extension

NO OBJECTIONS

14/02889/ATC

St Bernardine of Siena Church, Chandos Road

Reduction of one Lime tree up to 20% with small thinning of the crown

NO OBJECTIONS

The following Minor Amendments had been received, for information only:

14/02416/APP 34 Treefields Single storey rear extension

Amendment: reduction in width and increase in depth from 3m to 3.6m

14/02513/ADP Tingewick Rd. Industrial Estate:

Approval of reserved matters of access, layout, scale, land-scaping and appearance pursuant to outline permission 11/02116/AOP for 86 dwellings and approval

of design code in accordance to Condition 4 of the
Outline planning approval

Minor amendments: car port numbers and the bin store for the second block of flats updated (1) on individual building plan and (2) on site layout

413/14 Planning Decisions

Approved		BTC response	Officer recommⁿ.
14/01810/APP 4 Castle St.	Ch/use ground floor A1shop→A2office	No objections	-
14/02183/APP 8 Fleet Cl.	Demol. garage,erect side extensions	No objections	-
14/02243/APP 48 Aris Way	Erection of rear conservatory	No objections	-
14/02251/ATP Prebend Ho.	Reduce crown of Holm Oak	No objections	-
14/02405/ATC 13 Well St.	Remove 2 trees	Oppose plum	-

Refused (and not consulted on) *These have resulted in formal applications for permission, see above*

14/02284/HPDE 12 Portfield Cl.	Rear extension, permitted development
14/02484/HPDE 1 Villiers Cl.	Single storey rear extension
14/02588/LDO 1 Villiers Cl.	Single storey extension with roofspace

Cllr. Smith asked what had happened to the application for new public toilets; the Clerk said that she had received initial advice of the application the previous Friday, its number was 14/02660, but there were no details on the website as yet. The application would be on the next agenda.

414/14 Reports to Development Control

Reports had been received for the following applications, and are available in the office

414.1 Strategic Development Management

No Buckingham applications.

414.2 Development Management (2nd October 2014)

14/00813/APP Land adj. Old Saleroom, Moreton Road; Erection of 4 houses

414.2.1 The Chairman gave a verbal report on the meeting; the application had been 'deferred and delegated' subject to a satisfactory s106 agreement. Three Councillors had asked questions, and were concerned that the Town Council were not consulted on suitable use for s106 contributions. (The Chairman had commented that an educational destination was irrelevant to this particular type of dwelling which was clearly not intended for family occupation).

415/14 Enforcement

415.1 To receive the updated list

415.2 To receive the August Bulletin for Buckingham North; Members noted that there had been no Bulletin for South for some months.

415.3 New breaches to report:

415.3.1 Now that Aldi was open and had adequate and well-lit signs, the other signs along the bypass could be removed;

415.3.2 The new wall beside the cottages on Tingewick Road, which is over 1.8m high.

ACTION PLANNING CLERK

416/14 Transport

416.1 Members were pleased to note that a new late-night bus service has been introduced, between Milton Keynes and Buckingham via Deanshanger and

Wolverton, on Friday and Saturday nights, about which there had been little publicity.

416.2 To receive for information an email from Cllr. Whyte on various signs
Noted.

416.3 To report any damaged superfluous and redundant signage in the town.
Cllr. Smith asked about the exercise undertaken with the Conservation Area officer re signage; the Clerk would seek an update, as the English Heritage money was time-dependent.
ACTION PLANNING CLERK

417/14 Any other planning matters

417.1 The list of topics for the meeting the Town Clerk & Planning Clerk would be having with Mrs Kitchen and Mr. Membery on 16th October was circulated with the agenda. The Chairman said that it was understood that cost savings had to be made, but the precipitate nature of the change, without consultation or the implementation of an alternative system suited to the parishes circumstances was to be deplored.

He had also been shocked to learn that 'reference to the local vernacular' essentially meant the right colour of bricks and mortar; local design features were not considered. The Clerk was asked to check whether the V&D Statement was amongst AVDC's retained policies, and therefore still relevant.

ACTION PLANNING CLERK

417.2 To receive notice of a course to be held on 22nd October at The Gateway, and note any Member who wishes to attend.

Cllr. Isham wished to attend; Cllr. Strain-Clark would confirm later.

ACTION PLANNING CLERK

417.3 (364.4/14) to receive unofficial confirmation of the name of the new school at Lace Hill (advertisement in the *Advertiser* 19/9/14)
Noted.

417.4 The Chairman, being unable to attend the next LCPLG meeting scheduled for 6.30pm on Thursday 30 October 2014, appealed for a Member to attend in his stead. Cllr. Isham volunteered. Cllr. Hirons asked that efforts be made to change the name of the Town Council representative so that he received information direct.

ACTION PLANNING CLERK

418/14 Correspondence

418.1 To receive a circular from Cllr. Mrs. Polhill on the new planning system
Noted.

418.2 To receive an invitation from DCLG and decide whether this Council wishes to express an interest in participation in the pilot scheme, and if not, why not.

Members felt that the scheme wasted money that could be better spent elsewhere, and the s106 method distributed funding for infrastructure to the general benefit of the town. They thought the scheme was crude, and that planning should not be about financial incentives and voted 4:3 to not participate.

ACTION PLANNING CLERK

419/14 News releases

419.1 (411/14) Lack of response from Cllr. Blake.

419.2 (416.1/14) New night bus service.

420/14 Chairman's items for information

420.1 Cllr. Stuchbury gave a brief report on the District Councillor meeting re public toilets held on Wednesday 8th October; the matter would be taken to Interim on 3rd November.
ACTION INTERIM AGENDA

420.2 Cllr. Strain-Clark reminded Members about the Accessibility event to be held next morning.

421/14 Date of the next meeting:

Monday 3rd November 2014 following the Interim Council meeting.

Meeting closed at 8.55pm.

Chairman..... Date.....